

KNOW ALL MEN BY THESE PRESENTS that, We, DAVID BOJANIC and SHARON L. BOJANIC, of Amherst, Hampshire County, Massachusetts,

in consideration of and pursuant to the terms of a Separation/Property Settlement Agreement between the parties filed with the Hampshire County Probate and Family Court
Docket No. 96D0149DV

grant to SHARON L. BOJANIC , also known as SHARON LEE BOJANIC,
of 328 Lincoln Avenue, Amherst, Hampshire County, Massachusetts,

with WARRANTY COVENANTS

The land in Amherst, Hampshire County, Massachusetts, with the buildings thereon, on the Westerly side of Lincoln Avenue, known as 328 Lincoln Avenue, bounded and described as follows:

Beginning at a point on the Westerly side of Lincoln Avenue, known as three hundred and forty-eight and ninety -three hundredths (348.93) feet, southerly from a stone bound at the intersection of said Westerly side of said Lincoln Avenue with the Southerly side of Plainville Road; thence running Westerly along land now or formerly of Mary A. Dudley on hundred and fifteen (115) feet to an iron pipe set at land now or formerly of one Britt; thence running Northerly along land of said Britt a distance of twenty-five (25) feet to an iron pipe; thence running Westerly along land of said Britt ninety-five and two tenths (95.2) feet to McClure Street; thence running Northerly on said McClure Street seventy-five (75) feet; thence running Easterly two hundred and ten and two tenths (210.2) feet to the Westerly side of said Lincoln Avenue; thence running Southerly one hundred (100) feet to the point beginning, hereby intending to convey lots #7, #18, the Southerly one-half of lots #6, and #19, and a portion of lots #8 and #17, all as shown on plan of lots recorded in Hampshire County Registry of Deeds Book 526, page 130, to which plan and the record thereof reference is made for a more particular description.

Said property is conveyed SUBJECT TO the restriction that no building shall be put upon said lot nearer than fifteen (15) feet to the Westerly side of said Lincoln Avenue and fifteen (15) feet to the Easterly side of said McClure Street.

Being all the same premises described in deed of Richard F. Yuretich and Linda C. Yuretich to David Bojanic and Sharon L. Bojanic dated June 22, 1994 and recorded with the Hampshire County Registry of Deeds in Book 4501, Page 15.

WITNESS our hands and seals this 17th day of July 1996.

Witness

Witness

David Bojanic

Sharon L. Bojanic

THE COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

July 17th 1996

Then personally appeared the above named DAVID BOJANIC and acknowledged the foregoing instrument to be his free act and deed, before me,

Leslie McEllen Brown
Leslie McEllen Brown
Notary Public
my commission expires 5/19/2000

My commission expires:

ATTEST: HAMPSHIRE, Marianne L. Donohue, REGISTER
MARIANNE L. DONOHUE